

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

<b>TO:</b>	Mid Sussex District Council FAO: Deborah Lynn
<b>FROM:</b>	WSSC – Highways Authority
<b>DATE:</b>	4 March 2026
<b>LOCATION:</b>	273 London Road Burgess Hill RH15 9QU
<b>SUBJECT:</b>	DM/26/0164 Retrospective application for conversion and external works to building to form 6 flats.
<b>DATE OF SITE VISIT:</b>	n/a
<b>RECOMMENDATION:</b>	No Objection

West Sussex County Council (WSSC), in its capacity as Local Highway Authority (LHA), have been consulted on the full planning application DM/26/0164 with regards to any highway safety or capacity concerns. The application is supported by a Planning Statement (PS) and associated plans.

### Site Context

The application site comprises a ground plus one-storey building located at the corner of London Road – Victoria Way junction, within Burgess Hill. This is a full application that seeks retrospective conversion and external works to the building to form 6 nos. flats (Class C3) with associated parking. The site was most recently subject to a prior approval application for a similar scheme in 2021 which was permitted.

### Access and Visibility

The applicant proposes no alterations to the existing vehicular access onto Victoria Way. The LHA do not anticipate that this proposal would give rise to a material intensification of use of this access. An inspection of collision data provided to WSSC by Sussex Police from a period of the last five years reveals no recorded injury accidents attributed to road layout within the vicinity of the site. Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

### Parking and Turning

The applicant proposes to retain the existing parking area, which has provision for 3 nos. car parking spaces. From inspection of the plans, there is sufficient space within the existing parking area for on-site turning to be achievable, allowing cars to exit the site in forward gear.

The WSSC Car Parking Demand Calculator indicates that a development of this size in this location would require at least six car parking spaces. Consequently, any overspill parking would have to be accommodated on street. Whilst on-street parking is limited in the area, there are comprehensive parking restrictions in place prohibiting vehicles from parking in places that would be detrimental to highway safety. The LHA do not anticipate that this proposal would result in a highway safety concern,

nor give rise to a local parking capacity issue. The LPA may wish to consider the potential impacts of on-street parking from an amenity point of view.

With regards to cycle parking, the application form or the plans do not demonstrate bicycle parking spaces. The LHA advise provision of safe and secure cycle parking within the existing car parking area, in accordance with WSCC parking standards. The inclusion of secure and covered cycle parking provision will help in promoting sustainable travel.

### **Sustainability**

The site is situated in a sustainable location within short walking / cycling distances of local services and amenities, such as shops and schools. Cycling is a viable option in the area. The site is also well connected by public transport, with regular buses available from nearby bus stops along Victoria Way and Queen Elizabeth Avenue.

### **Conclusion**

The Highway Authority do not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network; therefore, is not contrary to the National Planning Policy Framework (NPPF), paragraphs 114 -117, as revised December 2024. Therefore, there are no transport grounds to resist this proposal.

If the Local Planning Authority (LPA) minded approving the application, the following condition should be applied:

### **CONDITION**

#### *Cycle Parking*

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the LPA.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

**Roopa Bilichodmath**  
**West Sussex County Council – Planning Services**